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WARRANTY DEED

009087

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

THAT J. J. DEVELOPMENT CORP., a corporation duly organized under the laws of the State of Maine with its principal place of business in Waterville, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by JOAN C. MITCHELL, whose mailing address is 8 Johnson Heights, Waterville, Maine 04901.

Being Unit #3 in Lincoln Woods Condominium located in Waterville, County of Kennebec and State of Maine, together with .0625 of the undivided interest appertaining to said Unit #3 in the common area and facility of said Lincoln Woods Condominium all as more fully set forth in the Declaration of Condominium dated December 6, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 259 and First Amendment thereto dated March 14, 1989 and recorded in said Registry of Deeds in Book 3516, Page 98. Said Declaration and First Amendment together with the schedules and exhibits thereto are incorporated herein by reference as though set forth at length herein.

Reference is hereby made to the survey and plans of Lincoln Woods Condominium entitled "Plan of Property of J. J. Development Corp., Lincoln Woods, A Condominium" dated October 12, 1988 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium File Nos. E-88279 through E-88281 inclusive and C-88282 through C-88288 inclusive and amended plans E-89064 and C-89065 through C-89071 inclusive. Said survey and plans being incorporated herein by reference.

The premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and on the aforementioned Plans, the within Grantee, as part of consideration given herefore, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Lincoln Woods, A Condominium.

Being a part of the same premises conveyed to J. J. Development Corp. by Warranty Deed of Union/Front Corp. dated June 9, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3362, Page 53.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said JOAN C. MITCHELL, her heirs and assigns, to them and their use and behoof forever.

And it does covenant with the said Grantee, her heirs and assigns that it is lawfully seized in fee of the premises;

that they are free of all encumbrances; that it has good right to sell and convey to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will warrant and defend the same to the said JOAN C. MITCHELL, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said David Lovejoy, in his capacity as Vice President of J. J. Development Corp., has hereto set his hand and seal this 4th day of May, 1989.

Signed, Sealed and Delivered
in presence of

J. J. DEVELOPMENT CORP.

D. R. Butler

By

David Lovejoy
Its Vice President

STATE OF MAINE
County of Kennebec

May 4, 1989

Personally appeared the above-named David Lovejoy, in his capacity as Vice President of J. J. DEVELOPMENT CORP., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation. Before me,

D. R. Butler
Notary Public/Attorney at Law

David R. Butler, Esq.

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 1993



RECEIVED KENNEBEC SS.

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ATTEST: Harold Reed